



Features / Upgrades

183 S Thatcher Bend Circle, The Woodlands TX 77389

Builder Upgrades Completed by the Builder in 2018

Built-in children's study nook featuring integrated desk and storage
Private study enhanced with built-ins, shelving, and cabinetry
Rich hardwood flooring extending throughout the main living spaces
Sophisticated wine bar complete with dual beverage refrigeration
Butler's Pantry designed for seamless entertaining
Surround sound system serving the living room, dining room, and outdoor patio
Whole-home Infinity water softening system
Sealed climate-controlled storage room
Enhanced soundproofing in media room for an elevated cinematic experience
Conveniently added poolside half bath for effortless outdoor entertaining
Outdoor fireplace creating a warm and inviting resort-style ambiance
Gutter guard system for low-maintenance exterior upkeep
Permanent architectural holiday lighting for effortless year-round elegance

Additional Upgrades Completed by the Sellers over the years

2018 Addition of a resort-style heated pool complemented by expansive travertine decking
2018 Installation of an pool safety fence
2018 Addition of a custom outdoor pergola designed for elevated outdoor living
2018 Professionally designed landscaping, creating a serene and secluded backyard setting
2020 Extensive drainage improvements including oversized downspouts, upgraded gutters, additional drainage piping, and french drains



- 2020** Installation of a premium Waterdrop G2 reverse osmosis under-sink water filtration system
- 2021** Addition of 3 oversized pool umbrellas providing elegance and shade while regulating pool temperature and offering enhanced sun protection
- 2022** Addition of UV light filter system on the HVAC Units
- 2025** Replacement of the pool pump
- 2025** Comprehensive roof tune-up and maintenance service completed
- 2025** Replacement of AC coil
- 2025** Installation of a premium Miele dishwasher
- 2026** Installation of new kitchen refrigerator